

01146-50644
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MS

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Doc#: 1720508032 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2017 09:20 AM Pg: 1 of 3

Dec ID 20170701691434
ST/CO Stamp 1-424-203-200 ST Tax \$295.00 CO Tax \$147.50
City Stamp 1-406-442-944 City Tax: \$3,097.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

LaDonna McCormick and James K.
McCormick
3629 S Indiana
Chicago, IL 60653

(The Above Space for Recorder's Use Only)

THE GRANTORS LaDonna McCormick and James K. McCormick for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jeffrey Francis and Emily Francis of, as, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ** HUSBAND AND WIFE, AS JOINT TENANTS.*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-34-309-035-0000

Property Address: 3629 S Indiana, ^{* AVENUE} Chicago, IL 60653

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this ¹⁸ 18th day of July, 2017.

LaDonna McCormick (Seal)
LaDonna McCormick

James K. McCormick (Seal)
James K. McCormick

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LaDonna McCormick and James K. McCormick personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this ¹⁸19th day of July, 2017.

Irina Lobanova

Notary Public





THIS INSTRUMENT PREPARED BY
Law Office of C.A. Weinum
705 E. 162nd Street Suite 201
South Holland, IL 60473


MAIL TO:

Law Office of Bonnie Keating
6230 N Leona Ave
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey Francis
~~3629 S Indiana~~ 3130 S Giles Street
Chicago, IL ~~60653~~ 60616

REAL ESTATE TRANSFER TAX		24-Jul-2017	
		COUNTY:	147.50
		ILLINOIS:	295.00
		TOTAL:	442.50
17-34-309-035-0000 20170701691434 1-424-203-200			

REAL ESTATE TRANSFER TAX		24-Jul-2017	
		CHICAGO:	2,212.50
		CTA:	885.00
		TOTAL:	3,097.50 *
17-34-309-035-0000 20170701691434 1-406-442-944			
* Total does not include any applicable penalty or interest due.			

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EXHIBIT A LEGAL DESCRIPTION

LOT 43 IN BLOCK 2 IN SCAMMON NELSON SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office